



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 10/18/2011**

TOWN OF ARLINGTON  
MINUTES  
COMMITTEE MEETING  
PERMANENT TOWN BUILDING COMMITTEE  
Tuesday, October 18, 2011

PRESENT: John Cole, Robert Jefferson, Bill Shea, Adam Chapdelaine, Suzanne Robinson

ABSENT: Jeff Thielman, Michael Boujoulian, Mark Miano

Guest: Eric Ammondson - Ammondson Architects  
Capt. Richard Flynn - Community Safety  
Juliana Flaherty - Community Safety  
Bonne DeSousa - Turowski2 Architecture  
Sherri Donovan - Thompson School

Meeting was called to order at 7:30PM.

### **Stratton School**

Bonne DeSousa reviewed the punch list items and invoices for additional services. The open item was CCD9 which the committee instructed her to negotiate a price for the store front trim. T2 Architecture requested \$5,490 for additional services relating to the Stratton project. The committee unanimously voted to approve their request. The committee approved change order #4 \$33,427.00, these items were approved individually in prior meetings.

### **Community Safety Building**

Eric Ammondson reviewed the project of the sealing the building envelope. The committee was originally hoping to go to bid in January, but has to wait for town meeting approval. We instructed Eric Ammondson to go out to bid so that bids would be received by the middle of April 2012.

**The following invoice was approved:**

#### **Stratton School**

PMA #4 \$8,608.00

#### **Highland Station**

D & S \$1,275.00  
PMA \$510.00  
Nursery Landscaping \$944.00

**Community Safety**

Ammondson \$19,328.16

**Donham & Sweeney Notes:****Phase 2**

1. Mr. Ammondson gave an update on the status of the project. Construction Documents (drawings and specifications) are in progress and are expected to be completed by the end of December. The PTBC requested that Ammondson proceed to have bids received and reviewed prior to April 23, 2012.

2. Construction Phasing. We reviewed the phasing plans dated 10/18/11, developed with the APD. The phasing concept was accepted, with the request that all personnel in the Records and CI departments be relocated during the time when work is to be performed in their departments. It was agreed that the APD will make arrangements for necessary power and telecommunications/data wiring and equipment for the temporary relocation, moving of personnel equipment and furniture, protection of furniture and equipment to remain and for rental or purchase of temporary workstations. These expenses will be covered by the project budget. The contractor will be instructed to provide temporary plastic sheathing barriers at perimeter work areas and to keep the building exterior protected from weather while windows are removed. Temporary walls will be provided during curtainwall work and the main entrance will be closed during construction of the new entry canopy. The rear entrance will be used during that time. Netting will be required underneath the main skylight in the atrium during replacement.

3. Project Budget. Mr. Ammondson presented the Town's project budget worksheet dated 10/18/11. The project budget was increased from \$2,479,834 to \$2,621,397 based upon the final DD estimate and the inclusion of furniture rental in the budget.

4. Construction Schedule. Mr. Ammondson reviewed the estimated construction schedule. With a construction start of the 3rd week of March, 2012, the construction is estimated to be completed by the end of December 2012. Mr. Cole noted that the Capital Planning Committee informed him that there is no funding to allow construction to proceed prior to approval at a Special Town Meeting. The soonest date for this meeting is 4/23/12. Ammondson to revise the schedule based upon an early May 2012 construction start and work on condensing construction activities to minimize winter condition costs. The revised schedule and phasing plan will be presented at the PTBC meeting on 11/15/12. Mr. Chapdelaine will determine how soon construction can start after an approval at TM.

5. Thermal resistance values of new exterior envelope components. Mr. Ammondson reviewed the proposed thermal resistance values for windows, curtainwall and skylights. The energy code requires that all new components meet current code requirements. The PTBC requested that Ammondson provide an alternate for including an operable panel (awning window) at all second floor windows and for providing triple glazing at all windows. Ammondson to provide elevations studies and a budget for these changes at the 11/15/12 meeting. Mr. Cole noted that the base project has to remain within budget.

6. Unforeseen conditions during construction. The PTBC requested that the bid documents include procedures to be followed should mold be encountered, including unit prices.

7. Existing joints adjacent to Cusack Terrace. Mr. Ammondson noted that no leakage has been reported or observed at the vertical expansion and control joints adjoining Cusack Terrace. The sealant in these joints will be replaced but no work is planned for any construction abutting Cusack Terrace. The PTBC requested that Ammondson notify the Arlington Housing Authority of the plans for these areas and ask if they have observed any leakage in adjacent areas to the ACSB, particularly the East stair tower that abuts the ACSB. Although there are no expansion joints surrounding this stair tower, Ammondson will add an expansion joint at the roof level of the penthouse adjacent to the stair tower as part of the work.

8. Waterproofing of antennae tower. Mr. Ammondson noted that the Town has been requested to make a sample opening in the exterior of the tower in order to observe the inner surface of this wall. It was agreed that the APD will not have the interior wall surface sealed by their communication contractor. Ammondson will include a waterproof membrane as part of the work.

**T2 Architecture Notes:**

Stratton Elementary School Phase 2 Status

### Construction Progress

Punch list : Brian Defillipis, Sheri Donovan, and Bonne DeSousa to coordinate review of outstanding punch list items, including:

- Storefront (see below)
- Window Trim (see Below)
- New door at office
- Cabinet heater cushion trim and protection
- Adjust shelving and doors
- Ongoing Heating system issues including a) cool air blowing in mornings and rooms not heating up and b)UV switches in rooms 28 and 26
- Toilet finish
- Pipe covers not installed

Subsequent to the meeting, work on many of the above issues began. Heating system resolution must occur with Mark Miano present to coordinate facilities issues with system operation and school concerns.

- Training, O&M manuals, warranties, asbuilts, test reports, etc. Majority reported complete. Anticipate full completion by November. 2nd Training with Mark Miano scheduled for November 11
- RFI Eyewash. Eyewash at Nurses may need changes to meet temperature requirements. Subsequent to the meeting, GGD and Contractor reviewed eyewash and it may be a mixing valve problem. But GGD provided a sketch for installation of recir. pump if desired by Owner.
- Storefront and Windows: There have been difficulties reaching agreement on cost of storefront trim. Conditional on available budget, T2 recommends CCD 09 to perform work at Time and Materials to move the issue to closure. This can be accounted for in Change Order No. 5. The committee voted to have T2 negotiate a fair price. Subsequent to meeting B DeSousa proposed \$9450.00 Sub contractor price of to resolve the issue.

### Budget

See attached Reimbursable and Outstanding PCO's Sheet Yellow Highlighted items are estimated. T2 requests information on OPM costs and available project funds.

August 2, 2011 Stratton Elementary School Improvements Architects Report  
\$1,898,443.00 + OPM costs is T2 best estimate of the final project cost.

Includes \$35,952.00 for window trim,  
\$10,000.00 for Storefront,  
No change at Eyewash,  
\$6000.00 Abatement Credit (Unit price credit that contractor disputes.)

### Window Trim

The work to install the window trim occurs over 45 minutes to an hour per window, with two men going up and down ladders multiple times, saw cutting and drilling into brick jambs. This could create a disruptive situation for classrooms over a 34 hour period per classroom. As days get shorter working after school may become unfeasible. The ordering of window material is linked to the ordering of Storefront trim material which has not been resolved. The contractor has been asked if he can install windows over Christmas break. The general Contractor is amenable to allowing this work to occur outside of the contract so that closure of the Unicon Contract would not be delayed. This could be achieved in a Change order No 5.

### Action items

CCD 5 Apply unit prices to mudded fitting removal (\$2310.00) Approved  
CCD 7 Credit for videotaping of drain line not performed (\$1900.00) Approved  
CCD 8 Adjust cost of reinsulating piping in tunnel per unit prices \$338.00 Approved  
Negotiate a settlement for Trim at Storefront NTE \$16,000.00 Approved  
Change Order # 4 \$33437.00 Approved  
Additional services request for T2 Architecture \$5490.00 Approved

Minutes 9/27 and 10/4 approved

Adjourned at 9:30 PM

Respectfully submitted,

Bill Shea